



**Town of Arlington, Massachusetts**  
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## **Building Committee Minutes 04-02-2002**

### **PERMANENT TOWN BUILDING COMMITTEE** **TUESDAY, JULY 2, 2002**

**PRESENT:** John Cole, Chairman      Robert Juusola  
 William Shea, Vice Chairman      Suzanne Owayda  
 Richard Bento      Charles Stretton  
 Philip Farrington

**ABSENT:** Thomas Caccavaro      Kathleen Donovan

**PARTICIPANTS:** Michael Black, Castagna Construction

Dick Madonia, Project Manager  
 Stefan Chaires, DRA  
 Christopher Granda, Sustainable Arlington  
 Dan Arons, Dallin Parents Building Group  
 David Kale, Arlington Public Schools

**CALL TO ORDER:** 7:30 p.m.

### **PEIRCE SCHOOL UPDATE – M. BLACK/D. MADONIA**

- Mr. Black summarized the project items yet to be completed. While they are very close to hitting the schedule, several things are causing delays. In particular, the gym floor delivery has been delayed until next Monday due to excessive moisture in the slabs which is pushing that schedule further out another week to August 1<sup>st</sup>. Other issues since Mr. Black last spoke to the committee include relocation of a drainage line due to a ledge problem which has caused delays to the exterior work which is pushing the site work out another three weeks. There were problems with the elevator roof, but those appear to be resolved. The critical areas inside the building are very close to where the contractor said they would be. The moisture issue, however, is throwing the schedule off.

- Mr. Madonia spoke about the current construction progress. He indicated that the project has come a long way and that the moisture issue is something that could not be controlled. Various town departments have been in periodically to do inspections. UTS has done extensive testing. There was a recent final structural steel inspection.

### **PAY APPLICATION**

On a **MOTION** by Mr. Shea and seconded by Mr. Stretton, it was **VOTED to approve Castagna Construction Pay Application No. 11 in the amount of \$834,566.02.**

**ROLL CALL VOTE:** Unanimous

### **MODIFICATION LOG – S. CHAIRES**

- Several items have been closed. Because the credit figure for the floor washing and waxing was not what it was expected to be, that matter will now be handled by the contractor. Mr. Cole directed Mr. Madonia to consult with Kay Donovan and David Kale about the procedures they want to use to do the floors. The other closed item is the additional storage that was to be provided at the bottom of stair no. 1. During a meeting today between Mr. Chaires and Kay Donovan, Ms. Donovan did not recommend pursuing that issue (indications were that the cost would be \$15,000).

- Two items were added to the open item list. Modification to the elevator required by code (#67) and revisions to the gypsum partitions at the lower lobby (#69).

- Pending items – Add revisions to flooring in kitchen and walk-in freezer. (There will be credit money for that item.) Also, site exploration related to oil separator tank (#66). The proposed cost is estimated at \$2,500 and would include a credit for labor for not installing the oil separator tank.

- Updated price for park redesign is \$129,185.

- According to Mr. Chaires, the only other item that may be pending is the hood in the kitchen which is wrong. The furnishings consultant (Tavares) provided what he said was called for in the plans. However, the architect's engineer was confident that he explained to Tavares the type of

### **MINUTES – PTBC – JULY 2, 2002**

- hood that was needed (but not provided). Mr. Madonia and Mr. Chaires will address the issue and communicate the solution to Mr. Shea for discussion at the next meeting.
- Mr. Juusola will follow up on the condensate drains.
- The architect spoke to Leslie Meyer of the Parks Commission who is concerned about the RCN box that was relocated on the site near one of the larger play structure areas. She would like it to be moved, but the architect knew of no other options at this point in time. It was noted that the location does not pose a threat to the health and safety of the children.
- The town will receive a check in the amount of \$13,000 from a Keyspan grant allocation.

#### **SUSTAINABLE ARLINGTON**

- Mr. Chris Granda of Sustainable Arlington (a volunteer environmental task group) and Mr. Dan Arons of the Dallin Parents Building Committee addressed the committee with some suggested revisions to the Request for Proposals draft for the Thompson and Stratton school buildings. Specific language was developed and added as an appendix to the RFP for architectural design services (Appendix A – Sustainable Building Guidelines). Mr. Granda explained that Sustainable Arlington is currently working on a broad variety of energy efficiency projects for the town. The Dallin Parents group is interested in issues related to the Dallin project. Both groups have access to a broad range of expertise and think they can help to improve the designs for the Thompson and the Stratton. Mr. Arons spoke about the possibility of assembling a team that understands the broad range of issues. In addition, the committee was advised of the health and financial benefits to the town of designing green schools and the savings associated with better design (operating cost savings, grant funding, and tax credits).
- Mr. Granda and Mr. Arons asked that the committee consider their suggestions to the Request for Proposals for the Stratton and Thompson Schools. In addition, a request was made by the Dallin Parents group that the committee consider holding a design review for the Dallin project.
- The committee asked Mr. Granda and Mr. Arons to provide a list of architects who have experience in the design of green buildings.

#### **COMMITTEE REVIEW OF REQUEST FOR PROPOSALS (THOMPSON & STRATTON)**

- Discussion and comments of the RFP draft for Stratton and Thompson continued.
- Speaking for the School Committee, Ms. Owayda said that a definition of the required classroom space for the Behavioral Intervention Program would be submitted to the committee.

On a **MOTION** by Mr. Shea and seconded by Mr. Farrington, it was VOTED to **go out to bid with this document (RFP for Thompson & Stratton) as adjusted by the PTBC this evening as soon as possible. Mr. Juusola, Ms. Owayda, and Ms. Donovan will coordinate and provide the Behavioral Intervention Program information for that document.** VOTE: Unanimous

#### **HARDY SCHOOL CLOSE-OUT**

- Bid documents were prepared by ICON for the parapet/lintel remedial work at Hardy and are due by July 11<sup>th</sup>. Because there will be no meeting on July 16<sup>th</sup>, a subcommittee will be designated to authorize the Purchasing Agent to proceed to contract.
- On a **MOTION** by Mr. Shea and seconded by Mr. Farrington, it was VOTED to **designate a subcommittee (T. Caccavaro, C. Stretton, W. Shea, P. Farrington) to review the bids with the architect and, if in order, proceed to contract.** VOTE: Unanimous
- According to the Chairman, there was nothing new to report on the noise remediation at the Hardy.

#### **PARK CIRCLE FIRE STATION**

- Mr. Juusola will prepare a draft of the Request for Proposals for the Park Circle Fire Station.
- The committee would like the consultant to review the report and revise the program, if necessary, based on input from the Town Manager and the Chief of Fire Services.

#### **MINUTES – PTBC – JULY 2, 2002**

#### **OTHER BUSINESS**

- A letter in draft form to Mr. Thrope in acknowledgement of his years of service to the PTBC was prepared by Mr. Shea and read to the committee and will be sent from the Town Manager's office.

#### **N.E. PIPING CO.**

- With regard to the N. E. Piping Company lawsuit on the Bishop School project, Mr. Shea met with Attorney Jim Peloquin and others. There was an issue of \$9,000 that was still outstanding. N. E. Piping reduced their price by \$4,000, and the contractor paid \$1,000. Mr. Shea agreed to accept the change order for Bishop in the amount of \$3,665 and would like to release money that has been withheld until the close-out of the job.

On a **MOTION** by Mr. Bento and seconded, it was VOTED to **pay Change Order No. 32 in the amount of \$3,665.00 to Casby Construction Company.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Mr. Farrington, it was VOTED to **approve Pay Application No. 31 in the amount of \$28,165.00 to Casby Construction Company**. ROLL CALL VOTE: Unanimous

**INVOICES**

- The committee decided to delay payment of DRA invoices this evening.

On a **MOTION** by Mr. Shea and seconded by Ms. Owayda, it was VOTED to **approve Conn, Kavanagh, Rosenthal, Peisch & Ford invoice in the matter of the Hardy noise claim in the amount of \$84.00**. ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Mr. Bento, it was VOTED to **approve Conn, Kavanagh, Rosenthal, Peisch & Ford in the matter of N. E. Piping vs. Casby in the amount of \$177.16 plus some expenses**. ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Mr. Bento, it was VOTED to **approve expenses incurred by Mr. Dick Madonia from February, 2002, through June, 2002, for film supplies in the amount of \$279.84**. ROLL CALL VOTE: Unanimous

**MINUTES**

On a **MOTION** by Mr. Shea and seconded by Mr. Stretton, it was VOTED to **approve PTBC meeting minutes of April 30, May 7, and June 4, 2002**. VOTE: Unanimous

**NEXT MEETING**

- The next meeting will be August 6, 2002, unless there is a need to call a meeting before that date.

Respectfully submitted,

Marie Carroll